Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Rio Grande County

Contact the REALTORS® of Central Colorado or Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	10	**18**	+ 80.0%	193	**192**	- 0.5%
Sold Listings	12	**17**	+ 41.7%	101	**119**	+ 17.8%
Median Sales Price*	$265,000	**$419,500**	+ 58.3%	$350,000	**$362,500**	+ 3.6%
Average Sales Price*	$326,438	**$516,031**	+ 58.1%	$447,815	**$472,662**	+ 5.5%
Percent of List Price Received*	96.3%	**93.4%**	- 3.0%	95.5%	**94.8%**	- 0.7%
Days on Market Until Sale	149	**146**	- 2.0%	131	**129**	- 1.5%
Inventory of Homes for Sale	89	**75**	- 15.7%	--	**--**	--
Months Supply of Inventory	9.1	**6.6**	- 27.5%	--	**--**	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

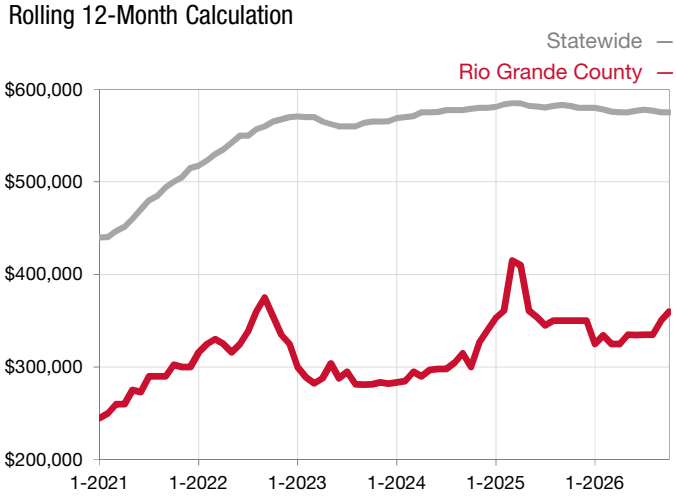
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	0	**0**	--	5	**3**	- 40.0%
Sold Listings	0	**0**	--	1	**2**	+ 100.0%
Median Sales Price*	$0	**$0**	--	$650,000	**$670,824**	+ 3.2%
Average Sales Price*	$0	**$0**	--	$650,000	**$670,824**	+ 3.2%
Percent of List Price Received*	0.0%	**0.0%**	--	96.3%	**99.0%**	+ 2.8%
Days on Market Until Sale	0	**0**	--	118	**259**	+ 119.5%
Inventory of Homes for Sale	4	**2**	- 50.0%	--	**--**	--
Months Supply of Inventory	4.0	**1.0**	- 75.0%	--	**--**	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

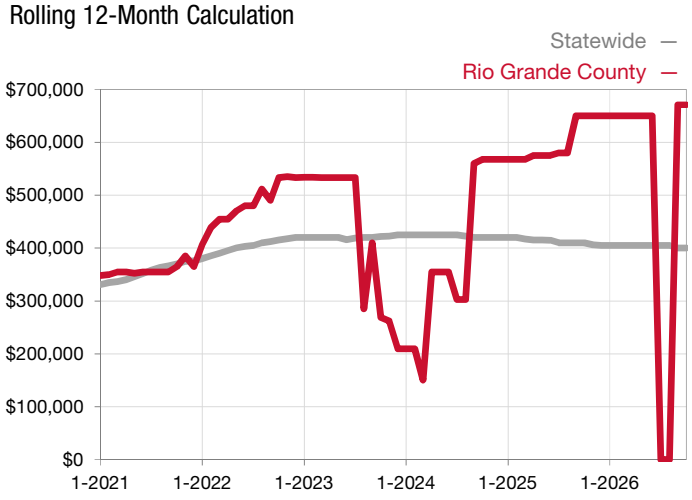
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.